

APPENDIX

**NEW JERSEY BUILDING AUTHORITY
PROJECT REPORT**

**EXTERIOR ENVELOPE RESTORATION & REPAIRS
FOR
THE NEW JERSEY EXECUTIVE STATE HOUSE**

BACKGROUND HISTORY

The New Jersey Executive State House (the “Executive State House”), located at 125 West State Street, Trenton, N.J., is the assembled work of seven major building campaigns from 1792 through 1912, followed by many renovations, retrofitting and adaptations over many years to meet growing needs for space.

In 2001, in recognition of the need to stabilize, halt ongoing deterioration, preserve and restore the New Jersey Executive State House, Jan Hird Pokorny Architects developed a preservation plan for the entire Executive State House (the “2001 Preservation Plan”). The project envisioned in the 2001 Preservation Plan did not proceed at that time and since then very limited, temporary repair work has been done at the Executive State House as needed to address significant water infiltration issues.

During the past ten years, deterioration has continued and many temporary repairs are at the end of their viability. The multitude of significant inter-related water infiltration issues has focused attention on the now critical need to halt the ongoing deterioration and properly address the preservation and restoration of the entire exterior envelope of the Executive State House.

In recognition of the importance of restoring the exterior building envelope of the Executive State House, the need for an overall strategy addressing all aspects of the exterior envelope and the need to address and resolve each water infiltration issue with appropriate corrective measures, the current exterior conditions of the Executive State House were evaluated and the 2001 Preservation Plan addressing exterior conditions was updated to provide a plan appropriate to address the currently existing exterior conditions and HVAC deficiencies.

The Executive State House will continue to be occupied by the Office of the Governor (and the various offices within the Office of the Governor), the Office of Counsel to the Governor, the Office of the State Treasurer and the Office of the Secretary of State.

PROJECT SCOPE

The proposed Exterior Envelope Restoration and Repairs to the New Jersey Executive State House project consists of preserving the structural viability of the Executive State House, repairing the ongoing water infiltration issues that continue to plague the Executive State House, permanently fixing the various areas of temporary repairs, performing deferred maintenance and restoring the entire exterior envelope of the Executive State House. The scope of required work includes, but is not limited to:

- Restoration and replacement of all metal roof areas, built-up roofs, skylights & appurtenances;
- Restoration and repair of all metal roof edge cornices, gutters & parapets;
- Restoration and repair of all windows & exterior doors;
- Restoration and repair of all limestone, brownstone & stucco facades;
- Restoration and repair of all fire escapes; and
- Replacement of HVAC systems and window air conditioning units to improve roofing and façade conditions, reduce water infiltration opportunities, improve efficiency, reduce electrical demand & consumption and improve indoor air quality. Interior repair, restoration, modification work as necessitated by the exterior and HVAC work.
- Remediation of hazardous materials

As noted above, the entire exterior envelope of the Executive State House is in serious need of restoration and repair. Because of severely deteriorated conditions at the Executive State House, there are elements (such as the metal roofs, built-up roofs and large skylights) that are no longer viable or restorable and require replacement.

This project scope has been presented to, reviewed by, discussed with and accepted by the State Historic Preservation Office (“SHPO”). Due to the historic nature of the Executive State House, preparation and submission of detailed plans and specifications is required for further in-depth review by SHPO as this work moves to implementation.

PROJECT COST

The total project cost is estimated to be approximately \$37.9 million. The estimated costs include all essential project components, including but not limited to:

- Construction costs and contingencies
- Construction of all site related work
- Remediation, removal abatement of asbestos, lead materials or any other hazardous materials
- Professional fees (architectural, engineering, construction management, environmental consultants, historical consultants, etc.)

The ultimate costs, however, will depend upon the results of contract bidding following the final design, and could be as much as ten to fifteen percent above the current project cost estimate. Funding for the project will be provided through Building Authority financing.

ANNUAL STATE APPROPRIATION

The project cost, together with related financing fees and cost, capitalized interest and appropriate reserve funds will be amortized through annual lease payments by the State. The level of those payments will depend on interest rates at the time of permanent financing and the rate will depend upon the credit and market conditions at the time of financing.

ANNUAL RECEIPTS AND EXPENSES

This project itself is not expected to generate receipts for the State.

**NEW JERSEY BUILDING AUTHORITY
PROJECT REPORT**

**RELOCATION OF THE MECHANICAL & ELECTRICAL EQUIPMENT ROOM
IN THE
THE NEW JERSEY STATE HOUSE GARAGE**

BACKGROUND HISTORY

The New Jersey State House Garage (the "State House Garage"), located at 165 West State Street, Trenton, N.J., was constructed in 1994. The New Jersey State House Garage consists of three parking levels. The first/lower level was built below grade and contains electrical and mechanical equipment serving functions in the State House complex. The garage structure is situated wholly within the one-hundred year flood plain area as designated by the Federal Emergency Management Agency ("FEMA").

A one-hundred-year flood is calculated to be the level of flood water expected to be equaled or exceeded every 100 years on average. The term "100-year flood" is misleading because it leads people to believe that it happens only once every 100 years. In reality, an uncommonly large flood can happen in any year. The term "100-year flood" is a statistical designation and there is a 1-in-100 chance that a flood this size will happen during any given year.

Severe or moderate flooding or the threat thereof has occurred several times a year (a total of sixteen occasions) since 2004 at the State House Garage. The related cost to the State to deal with the effects of such flooding through 2011 has exceeded \$3 million. Expenses incurred by the State included not only clean-up after the flooding incidents but also mobilization of staff and contractors to temporarily re-locate electrical and mechanical equipment out of harm's way and to attempt to protect elevator equipment in-place wherever possible whenever a flood threat was apparent. Maintenance staff at the State House is forced to remain in a constant state of readiness as they monitor the elevation of the Delaware River with each sizeable rainfall. Each flood threat occurrence costs the State a minimum of approximately \$65,000.

In 2007, in recognition of the need to prevent damage to the equipment and costs to the State due to the frequent moving of electrical and mechanical equipment, the State engaged an engineering consultant firm, Miller-Remick Corporation, to study the conditions and to develop a solution to the problem. Since water-proofing of the structure or flood gates are not viable solutions, the consulting firm recommended corrective remedies involving relocation of the electrical and mechanical equipment to an area within the State House complex which is above the 100- year floodplain level.

This proposed project has been approved by the State Capitol Joint Management Commission, the body responsible for maintenance of the State Capitol Complex (which includes the State House Garage).

PROJECT SCOPE

The proposed Relocation of the Mechanical and Electrical Equipment Room in the New Jersey State House Garage project consists of the relocation of the electrical and mechanical systems by relocating said equipment to an area within the State House complex which is above the 100-year flood plain level and performing related construction, renovation and environmental remediation work in furtherance of the proposed project.

PROJECT COST

The total project cost is estimated to be approximately \$6.3 million. The estimated costs include all essential project components, including but not limited to:

- Construction costs and contingencies
- Construction of all site related work
- Remediation, removal/abatement of asbestos, lead or any other hazardous materials
- Professional fees (architectural, engineering, environmental consultants, construction management, etc.)

The ultimate costs, however, will depend upon the results of contract bidding following the final design, and could be as much as ten to fifteen percent above the current project cost estimate. Funding for the project will be provided through Building Authority financing and/or potential grant funding to be received from FEMA for this proposed project.

ANNUAL STATE APPROPRIATION

The project cost, together with related financing fees and cost, capitalized interest and appropriate reserve funds will be amortized through annual lease payments by the State. The level of those payments will depend on interest rates at the time of permanent financing and the rate will depend upon the credit and market conditions at the time of financing.

ANNUAL RECEIPTS AND EXPENSES

This project itself is not expected to generate receipts for the State.